



WEST VIRGINIA

Infrastructure & Jobs Development Council

APPROVED

A meeting of the West Virginia Infrastructure and Jobs Development Council (Council) was held **Wednesday, June 2, 2021, beginning at 9:30 a.m.** in the Infrastructure & Jobs Development Council Public Hearing Room at 1009 Bullitt Street, Charleston, West Virginia.

Quorum

A quorum was constituted of the following members present:

Chair Ann Urling, Governor's Office

Voting members present:

Marie Prezioso, WV Water Development Authority
Stephanie Hickerson, WV DHHR-Bureau for Public Health
Kathy Emery, WV Department of Environmental Protection
Erica Boggess, WV Housing Development Authority
Jonathan Fowler, WV Public Service Commission
Kris Warner, WV Economic Development Authority

Voting members (by phone):

John Reisenweber, Vice-Chair
Don Rigby, Public Member
Matthew McComas, Public Member

Voting members that were not present:

Joseph Freeland, Public Member
John Boyle, Public Member
Louis Spatafore, Public Member

Advisory Members present:

None

Advisory Members present (by phone):

Senator Chandler Swope

Advisory Members not present:

Senator Glen Jeffries

Invitees present:

None

Invitees (by phone):

Janna Lowery, USDA
Ryan Halsey, CDBG Project Manager
Todd Hooker, WV Development Office
Alan Harris, USDA

Invitees not present:

James Bush, WV ARC
Tracy Rowan, US Economic Development Authority
Lesli Stone Smith, US Army Corp. of Engineers
Roger Earle, WV DEP – Abandoned Mine Lands
David Cramer, WV Division of Highways

Others in attendance:

Wayne Morgan, WV Infrastructure & Jobs Development Council
Kristi Ritchie, WV Infrastructure & Jobs Development Council
Brock Jarrett, WV Water Development Authority
Samme Gee, Jackson Kelly PLLC

Others in attendance by phone:

Brandon Crace, WV Infrastructure & Jobs Development Council
Mike Duminiak, WV Infrastructure & Jobs Development Council
Leanna Atkinson, WV Infrastructure & Jobs Development Council
Cindy Williams, WV Water Development Authority
Kelly Goes, Jackson Kelly PLLC
Chris Arrington, WV DHHR-Bureau for Public Health
Terry Martin, Region 3 Planning & Development Council
Bob Rodecker, Kay, Casto & Chaney
Kylea Radcliff, The Thrasher Group
Eric Combs, Region 1 Planning & Development Council
Cary Smith, Region 7 Planning & Development Council
Natalie Hamilton, Belomar Regional Council
A C Wiethe, Belomar Regional Council
Whytni Cline, Jackson Kelly PLLC
Tim Meeks, MOVRC

Call to Order

Chair Ann Urling called the meeting to order and noted a quorum is present.

Approval of Minutes

Ms. Urling asked for approval of the draft minutes of **May 5, 2021**. Matt McComas moved for approval and Erica Boggess seconded the motion. The motion passed.

**Projects Recommended
to Pursue
Infrastructure Fund
Assistance:**

Ellenboro, Town of (2020S-1895) System Improvements II – District 1 (Cost & Funding Change)

Kathy Emery described the request.

The Funding Committee recommends the Town of Ellenboro pursue a \$1,395,000 CWSRF Debt Forgiveness Loan and a \$1,000,000 IJDC District 1 Grant for an estimated project cost of \$2,395,000.

Marie Prezioso moved that the recommendation be approved, Ms. Emery seconded the motion. The motion passed.

Grandview-Doolin PSD (2021W-1950) Route 7 Extension – District 1 (New Application)

Stephanie Hickerson described the application, and it is technically feasible.

The Funding Committee recommends the Grandview-Doolin PSD pursue a \$250,000 Wetzel County Commission Grant, a \$413,500 IJDC District 1 Grant, and a \$163,500 IJDC District 1 Loan (2%, 30 yrs.) for an estimated project cost of \$827,000.

Ms. Prezioso moved that the recommendation be approved, Jonathan Fowler seconded the motion. The motion passed.

Hammond PSD (2021W-1955) System Improvement – District 1 (New Application)

Ms. Hickerson described the application, and it is technically feasible. Ms. Hickerson noted the PSD has an ETT score of 18 due to various compliance violations, these violations will need to be resolved prior to closing the DWTRF construction loan.

The Funding Committee recommends Hammond PSD pursue a \$500,000 DWTRF Principal Forgiveness Loan, a \$5,174,000 DWTRF Loan (1%, 0.25% adm. fee, 30 yrs.), and a \$500,000 IJDC District 1 Grant for an estimated project cost of \$6,174,000.

Ms. Prezioso moved that the recommendation be approved, Ms. Boggess seconded the motion. The motion passed.

Monongah, Town of (2018S-1780) System Improvements II– District 1 (Cost & Funding Change)

Wayne Morgan described the request.

The Funding Committee recommends the Town Monongah pursue a \$1,000,000 CWSRF Debt Forgiveness Loan, a \$2,750,000 CWSRF Loan (1%, 0.25% adm. fee, 30 yrs.), a \$25,000 IJDC Soft Cost Grant, and a \$475,000 IJDC District 1 Grant for an estimated project cost of \$4,250,000.

Ms. Prezioso moved that the recommendation be approved, Ms. Emery seconded the motion. The motion passed.

Paw Paw, Town of (2021S-1948) System Improvements – District 1 (Engineering Fee Variance)

Ms. Emery described the request.

The Funding Committee recommends the Town of Paw Paw request for an engineering fee variance for total engineering fees be approved.

Ms. Prezioso moved that the recommendation be approved, Ms. Emery seconded the motion. The motion passed.

Philippi, City of (2019W-1855) Secondary Source Reservoir – District 1 (Scope, Cost & Funding Change)

Ms. Hickerson described the request, and it is technically feasible.

The Funding Committee recommends the City of Philippi pursue a \$9,600,000 US EDA Grant, a \$1,000,000 IJDC District 1 Grant, and a \$4,000,000 IJDC District 1 Loan (1%, 40 yrs.) for an estimated project cost of \$14,600,000.

Ms. Prezioso moved that the recommendation be approved, Kris Warner seconded the motion. The motion passed.

Rivesville, Town of (2019W-1803) System Improvements – District 1 (Scope, Cost & Funding Change)

Ms. Hickerson described the request, and it is technically feasible.

The Funding Committee recommends the Town of Rivesville pursue a \$138,000 IJDC District 1 Grant and a \$775,000 IJDC District 1 Loan (3%, 20 yrs.) for an estimated project cost of \$913,000.

Ms. Prezioso moved that the recommendation be approved, Mr. Warner seconded the motion. The motion passed.

Rivesville, Town of (2019W-1803) System Improvements – District 1 (Engineering Fee Variance)

Ms. Hickerson described the request.

The Funding Committee recommends the Town of Rivesville engineering fee variance request for total engineering fees be approved.

Ms. Prezioso moved that the recommendation be approved, Ms. Emery seconded the motion. The motion passed.

Clay County PSD (2019W-1831) Big Otter Extension – District 2 (Scope, Cost & Funding Change)

Ms. Hickerson described the request, and it is technically feasible.

The Funding Committee recommends the Clay County PSD pursue a \$5,000,000 CDBG (SCBG) Disaster Recovery Economic Development Grant and a \$233,000 IJDC District 2 Grant for an estimated project cost of \$5,233,000.

Ms. Prezioso moved that the recommendation be approved, Mr. Warner seconded the motion. The motion passed.

Clay, Town of (2019S-1793) Sanitary Sewer Rehabilitation – District 2 (Funding Change)

Mr. Morgan described the request.

The Funding Committee recommends the Town of Clay pursue a \$5,000,000 CDBG DR ED Grant, a \$545,000 CWSRF Debt Forgiveness Design Loan, a \$108,109 CWSRF Debt Forgiveness Loan, a \$246,500 CWSRF Wrap Loan, a \$941,891 IJDC District 2 Grant, and a \$250,000 IJDC District 2 Loan (1%, 40 yrs.) for an estimated project cost of \$7,091,500.

Ms. Prezioso moved that the recommendation be approved, Ms. Emery seconded the motion. The motion passed.

Mill Creek, Town of (2019W-1834) System Improvements – District 2 (Cost & Funding Change)

Mr. Morgan described the request.

The Funding Committee recommends the Town of Mill Creek pursue a \$1,000,000 DWTRF Principal Forgiveness Loan, a \$959,911 IJDC District 2 Grant, a \$3,277,108 IJDC District 2 Loan (1%, 40 yrs.), a \$1,332,980.36 IJDC Loan (closed in 2015), and a \$83,773 Town Contribution for an estimated project cost of \$6,653,772.36.

Ms. Prezioso moved that the recommendation be approved, Ms. Boggess seconded the motion. The motion passed.

Putnam County Commission (2019W-1830) Jim Ridge II Ext. – District 2 (Cost & Funding Change)

Mr. Morgan described the request.

The Funding Committee recommends the Putnam County Commission pursue a \$1,500,000 CDBG (SCBG) Grant, a \$1,000,000 IJDC District 2 Grant, a \$288,000 Putnam County Commission Grant, and a \$312,000 WV AWC Contribution for an estimated project cost of \$3,100,000.

Ms. Prezioso moved that the recommendation be approved, Mr. Warner seconded the motion. The motion passed.

Birch River PSD (2018W-1749) Millcreek Water Extension – District 3 (Funding Change)

Mr. Morgan described the request.

The Funding Committee recommends the Birch River PSD pursue a \$1,055,000 CDBG (SCBG) Grant and a \$500,000 IJDC District 3 Grant for an estimated project cost of \$1,555,000.

Ms. Prezioso moved that the recommendation be approved, Mr. Warner seconded the motion. The motion passed.

Bradley, PSD (2020S-1884) NW County Extension – District 3 (Tabled Application)

Ms. Emery described the application, and it is technically feasible.

The Funding Committee recommends the Bradley PSD pursue a \$500,000 CWSRF Debt Forgiveness Loan, a \$4,120,449 CWSRF Loan (1.75%, 0.25% adm. fee, 30 yrs.), a \$420,000 IJDC District 3 Grant, and a \$80,000 IJDC Soft Cost Grant for an estimated project cost of \$5,120,449.

*The proposed rate is 1.64% of the County Magisterial District 2 MHI (project location).

Ms. Prezioso moved that the recommendation be approved, Ms. Emery seconded the motion. The motion passed.

Webster County EDA (2021W-1957) Grassy Creek Extension – District 3 (New Application)

Ms. Hickerson described the application, and it is technically feasible.

The Funding Committee recommends the Webster County EDA pursue a \$1,075,000 US ACE Grant, a \$182,000 WV AWC Contribution, and a \$1,000,000 IJDC District 3 Grant for an estimated project cost of \$2,257,000.

Ms. Prezioso moved that the recommendation be approved, Mr. Warner seconded the motion. The motion passed.

**Projects Recommended
to Pursue Funding
Sources Other Than
Infrastructure Fund
Assistance:**

None

**Projects Requesting an
Infrastructure Fund
Binding Commitment:**

Anmoore, Town of (2021W-1970) Distribution System Improvements – District 1 (Binding Commitment)

Mr. Morgan described the request.

The Funding Committee recommends the Town of Anmoore receive a \$7,750 IJDC District 1 PFA Funds Binding Commitment to match \$7,750 from the Town for a \$15,500 Water Loss Study to assist with determining the scope of its Distribution System Improvements Project.

Ms. Prezioso moved that the recommendation be approved, Ms. Emery seconded the motion. The motion passed.

Fairmont, City of (2020W-1932) River Run Extension – District 1 (Binding Commitment)

Mr. Morgan described the request.

The Funding Committee recommends the City of Fairmont request for a \$98,907 IJDC Critical Need Grant binding commitment be approved.

Ms. Prezioso moved that the recommendation be approved, Ms. Boggess seconded the motion. The motion passed.

Monongah, Town of (2018S-1780) System Improvements II – District 1 (Binding Commitment)

Mr. Morgan described the request.

The Funding Committee recommends the Town of Monongah receive a binding commitment for a \$125,000 IJDC District 1 Grant (\$350,000 already committed).

Ms. Prezioso moved that the recommendation be approved, Ms. Emery seconded the motion. The motion passed.

Monumental PSD (2020W-1886) System Improvements & Connection with Fairview – District 1 (Binding Commitment Extension)

Mr. Morgan described the request.

The Funding Committee recommends Monumental PSD receive a binding commitment extension from July 1 until December 31, 2021.

*The proposed rate of \$63.65 is 2.2% of the Fairview MHI (for connection costs).

Ms. Prezioso moved that the recommendation be approved, Mr. Fowler seconded the motion. The motion passed.

Mr. Fowler commented this will allow the Town of Fairview to get out of the water treatment business and that is a good thing.

Monumental PSD (2020W-1886) System Improvements & Connection with Fairview – District 1 (Bid Overrun)

Mr. Morgan described the request and requested an update from Janna Lowery with USDA.

Ms. Lowery stated the USDA is in the process of committing the additional \$513,000 USDA Grant as requested and the Letter of Conditions was issued yesterday (June 1, 2021).

The Funding Committee recommends Monumental PSD receive a binding commitment for its bid overrun request of a \$100,000 IJDC District 1 Grant, a \$560,545 District 1 Loan (1%, 40 yrs. for Fairview Connection), and a \$395,580 IJDC District 1 Loan (2%, 30 yrs.). The USDA is providing \$513,000 of additional grant funds. The estimated total project cost is \$14,000,125.

*The proposed rate of \$63.65 is 2.2% of the Fairview MHI (for connection costs).

Ms. Prezioso moved that the recommendation be approved, Mr. Warner seconded the motion. The motion passed.

Philippi, City of (2019W-1855) Secondary Source Reservoir – District 1 (Contingent Binding Commitment)

Mr. Morgan described the request.

The Funding Committee recommends the City of Philippi receive a binding commitment for a \$1,000,000 IJDC District 1 Grant and a \$4,000,000 IJDC District 1 Loan (1%, 40 yrs.) for an estimated project cost of \$14,600,000 contingent upon receipt of the \$9,600,000 US EDA Grant.

Ms. Prezioso moved that the recommendation be approved, Mr. Fowler seconded the motion. The motion passed.

Buckhannon, City of (2021F-108) WTP Generators – District 2 (Binding Commitment)

Mr. Morgan described the request. Mr. Morgan noted the FEMA funding was for three generators; but one was for a public works building, which does not relate to water or sewer so funding for the generator for the public works building is not permissible.

The Funding Committee recommends the City of Buckhannon request for up to \$156,649 coordinated match for costs associated with the installation of two generators for the Water Plants be approved for an estimated project cost of \$874,520. *Amounts based on WV DHSEM Agreement.

Ms. Prezioso moved that the recommendation be approved, Ms. Boggess seconded the motion. The motion passed.

Alderson, Town of (2021F-107) WTP Generator – District 3 (Binding Commitment)

Mr. Morgan described the request.

The Funding Committee recommends the Town of Alderson request for up to \$55,105 coordinated match for costs associated with the installation of a generator for the Water Plant be approved for an estimated project cost of \$220,421.

*Amounts based on WV DHSEM Agreement.

Ms. Prezioso moved that the recommendation be approved, Ms. Emery seconded the motion. The motion passed.

Mr. Fowler stated the Town of Alderson has a project to construct a new water plant to get this one out of the flood plain. He encouraged the Town to make sure this new generator gets incorporated into those plans, so the funding is not wasted.

**Projects Requesting
Ancillary Project
Expenditure:**

Century Volga PSD (2015S-1611) System Improvements – District 1 (Ancillary Expenditure Request)

Ms. Emery described the request.

The Funding Committee recommends the Century Volga PSD ancillary expenditure request for equipment to maintain its drip field for \$13,975 be approved.

Ms. Prezioso moved that the recommendation be approved, Mr. Warner seconded the motion. The motion passed.

Mr. Fowler noted this is an exciting project. It is a small project, but there is no discharge with using the drip field. It is one of the first in the State.

Ms. Emery added it has been a learning experience. She further noted she spoke with the project engineer. The engineer told Ms. Emery the raw sewage smell is gone and there are no complaints with new customers hooking up. From a public health, environment, and benefit perspective, this is a really good project.

**Projects Recommended
for Infrastructure Fund
Economic Development
Assistance:**

Benedum Airport Auth. – Two (2) Hangars (loan assistance) 2021E-198

Mr. Warner described the request.

The WV Development Office has approved a request for Economic Development Infrastructure Fund assistance for the above referenced project. The funds will be used by the Benedum Airport Authority (“BAA”) to construct two (2) new hangars in support of an expansion of the Mitsubishi Regional Jet business in Bridgeport, WV (the “Project”).

The WVDD requests that the loan be approved with the following 10 terms of conditions:

1. A \$2 million performance-based loan to the Benedum Airport Authority to be used in conjunction with other funding to be received

- by BAA from Huntington Bank and other federal sources.
2. The principal loan balance will be reduced to \$0.00 if, and only if, (i) Mitsubishi Heavy Industries (the “Company”) creates at least 110 new jobs and retains 390 existing jobs with an average annual wage or salary above the West Virginia state-wide median income as of May 18, 2021, within the 5-year Performance Period as described below, and (ii) BAA causes the expenditure of at least \$16,000,000.00 on the Project prior to the expiration of the Construction Period as described below.
 3. The loan will be secured by a deed of trust lien on the property on which the Project will be located and a collateral assignment of all leases and rents relating to the Project. These liens will be subordinate to any liens on the same collateral which may be granted to Huntington Bank to secure its loan on the Project.
 4. The loan will be subordinate to financing provided by Huntington Bank.
 5. The Construction Period will begin on May 18, 2021, and end on May 18, 2023. If the completion of the construction of the two hangars and the agreed upon investment of \$16 million in the Project is not made prior to the expiration of the Construction Period, the outstanding principal balance on the loan, together with any accrued interest thereon, shall be immediately due and payable.
 6. The Performance Period shall begin on May 18, 2021; and shall end on May 18, 2026.
 7. The loan will be non-interest bearing during the 5-year Performance Period.
 8. Provided that BAA causes the expenditure of \$16,000,000.00 for the Project within the Construction Period, the principal loan balance may be reduced to \$0.00 before the 5-year anniversary should Mitsubishi meet the performance standards.
 9. Should the performance standards not be met in their entirety on or by May 18, 2026. The loan will convert to a loan with a ten-year term beginning May 18, 2026, bearing interest at the Wall Street Journal prime rate, and the

- principal balance on the loan as of May 18, 2026, will be calculated as the product of (i) 500 less the total number of jobs crated or maintained at the Company hangar facilities meeting the performance standard criteria described above, multiplied by (ii) \$11,300.
10. The closing of the loan is subject to the execution of a lease between the Benedum Airport Authority and Mitsubishi or a subsidiary of Mitsubishi.

The WV Development Office recommends that IJDC Council approve this loan.

Mr. Warner moved that the recommendation be approved, Mr. Reisenweber seconded the motion. The motion passed.

Business Items:
Executive Director
Comments:

Mr. Morgan noted the reports from the Funding Programs are in the packet. He further noted there have been binding commitments amounting to \$42 Million in construction coming up for next year. The total project costs are about \$129 Million. Mr. Morgan mentioned his attendance at the Contractors Association Meeting last week. The contractors seem to be trying to figure out ways to deal with material costs, delivery costs, and other items that have been brought up to the Technical and Funding Committees.

Informational Items:

Funding Program Updates

USDA

Jana Lowery

Ms. Lowery noted the USDA will have interest rates for the quarter beginning July 1st and they will report on those at the next scheduled IJDC Council meeting.

Mr. Morgan stated the Council has done more projects with the USDA in the past couple of years than they have in several years past. Leveraging funds and getting more funding programs working together works well for West Virginia. Mr. Morgan thanked Ms. Lowery and Mr. Warner for assisting with this relationship.

**Projects
Requiring
Additional
Information:**

Denver W. Assoc.-Sys. Imprvs. (new app.-consol. Com.)-1	2020W-1888
Norton Harding Jimtown PSD – Line Ext. (cost & funding change)-2	2016S-1663
Weston Sanitary Board – Butchersville/Turnerton Sewer Ext. (tabled ancillary expenditure)-2	2017S-1679
Buffalo Creek PSD – Sys. Imprvs. /Crit. Need (scope chg.)-3	2020C-103
Lincoln County PSD – Alum Creek Tank (scope, cost & funding change)-3	2019W-1806
McDowell PSD – Jolo Phase V (application/returned)-3	2019W-1838
Pax, Town of – Willis Branch Extension (new application)-3	2021S-1933
Wilderness PSD – Snow Hill Extension/Critical Need (tabled application)-3	2021W-1940

**Requests
Received:**

(Applications by May 10, 2021 and requests to date)

Sewer:

Union Williams PSD – Sewer Plant Upgrade (new app.)-1	2021S-1965
Richwood, City of – WWTP Replacement Proj. (new app.)-3	2021S-1960
Webster Springs PSD – Collection System Imprvs. (new app.)-3	2021S-1967

Water:

Cairo, Town of – Dist. Sys. Imprvs. (new application)-1	2020W-1953
Paw Paw, Town of – Sys. Improvements (new application)-1	2021W-1962
Tri-County Water Assoc.-Sweeps Run Ext./Crit. Need (new app.)-1	2021W-1958
Alderson, Town of – WWTP Replace. / Relo. (new app.)-3	2021W-1956
Richwood, City of – Water Plant Upgrade (new app.)-3	2021W-1959
Wilderness PSD – Intake Improvements (new application)-3	2021W-1964

Committee Reports:

Consolidation

Erica Boggess

Funding

Marie Prezioso

Infrastructure & Jobs Development Council

Wayne Morgan

Sewer Technical Review

Kathy Emery

Water Technical Review

Stephanie Hickerson

Other Reports:

US Army Corp. of Engineers

Lesli Stone-Smith

US Department of Agriculture

Jana Lowery

Abandoned Mine Lands

Roger Earle

Division of Highways

Dave Cramer

Funding Agency Reports (Projects bidding and closing)

Kathy Emery/

Stephanie Hickerson

Public Comment:

None

Adjournment:

The Chair entertained a motion to adjourn, Ms. Emery moved the motion, Ms. Prezioso seconded the motion. The motion passed. The meeting was adjourned at 10:10 a.m.

Wayne D. Morgan
Secretary & Executive Director